


79 00573

Alameda County/Dublin
Library Corporation
Alameda County, California
\$1,075,000
Series Of 1978 Bonds



Sale: March 21, 1978
Bartle Wells Associates



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Dublin, CA -- economic conditions
Public libraries -- Finance -- Ca -- Dublin

79 00573

NEW ISSUE

Sale Date
March 21, 1978

Alameda County/Dublin Library Corporation
Alameda County, California
\$1,075,000 Series of 1978 Bonds

The bonds described in the Official Statement are lease revenue bonds of the Alameda County/Dublin Library Corporation, a nonprofit corporation organized and existing under the laws of the State of California. Bond proceeds will be used to construct a public library to be located in the community of Dublin for lease to Alameda County. The primary source of payment of the bonds will be lease rentals payable for use of the library by Alameda County, which are payable so long as Alameda County has use and occupancy of the library. Taxes levied for library purposes within County Service Area L-1973-1 are expected to pay all rentals.

BONDS DATED: March 1, 1978
DENOMINATION: \$5,000
DUE: March 1, as shown below:

RATINGS:
Moody's Investors Service, Inc. _____
Standard & Poor's Corporation _____

Year	Amount	Rate	Yield or Price	Year	Amount	Rate	Yield or Price
1980.....	\$30,000	%	%	1990.....	\$50,000	%	%
1981.....	30,000			1991.....	60,000		
1982.....	30,000			1992.....	60,000		
1983.....	35,000			1993.....	60,000		
1984.....	40,000			1994.....	70,000		
1985.....	40,000			1995.....	70,000		
1986.....	40,000			1996.....	70,000		
1987.....	40,000			1997.....	80,000		
1988.....	50,000			1998.....	80,000		
1989.....	50,000			1999.....	90,000		

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STUDIES LIBRARY

MAR 3 1978

The bonds will be issued as coupon bonds or fully registered bonds without coupons, with privilege of exchange. Principal is payable annually beginning March 1, 1980 and interest is payable semiannually beginning September 1, 1978, both at the principal office of the trustee, Bank of America NT&SA in San Francisco, California or at the option of the bondholder at the principal office of Bank of America NT&SA, paying agent of the corporation, in Los Angeles, California.

In the event of condemnation or substantial damage to the project covered by insurance, bonds are callable without payment of a premium. Otherwise, bonds maturing on or before March 1, 1988 (bonds numbered 1-67) are not callable prior to maturity; bonds maturing on or after March 1, 1989 (bonds numbered 68-215) are callable pursuant to the terms stated in the Indenture, including payment of a premium.

Alameda County/Dublin Library Corporation is offering these bonds for delivery when, as, and if issued, subject to the legal opinion of Orrick, Herrington, Rowley & Sutcliffe, San Francisco, California, approving the validity of the bonds and stating that interest on the bonds is exempt from present federal income taxes and from California personal income taxes under existing statutes, regulations, and court decisions and a ruling by the United States Internal Revenue Service.

Terms and conditions of the offering are fully set forth in the Official Notice of Sale dated February 27, 1978. Bids will be received on Tuesday, March 21, 1978 at the office of Bartle Wells Associates, 100 Bush Street, 28th Floor, San Francisco, California, up to 10:00 a.m. Pacific Time. Bids will not be accepted for less than 98.5 percent of par. Following acceptance of a bid, information on the bond coupon rates, reoffering prices, and bond ratings will be imprinted in the spaces provided in this page.

This page supplements the accompanying Official Statement dated February 27, 1978.

UNIVERSITY OF CALIFORNIA

79 00573

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OFFICIAL STATEMENT OF ALAMEDA COUNTY/DUBLIN LIBRARY CORPORATION

Alameda County, California
Incorporated November 3, 1977

DIRECTORS

L. Charles Ladner, *President*
John Rajala, *Vice President*
Norman Pitchford, *Treasurer*

ALAMEDA COUNTY BOARD OF SUPERVISORS

Charles Santana, *Chairman*
Joseph P. Bort
Fred F. Cooper
John George
Valerie Raymond
Loren W. Enoch, *County Administrator*
Richard J. Moore, *County Counsel*

PROFESSIONAL SERVICES

Orrick, Herrington, Rowley & Sutcliffe, San Francisco,
Bond Counsel
Bartle Wells Associates, San Francisco,
Municipal Financing Consultant
Collin-Byrens, AIA, Berkeley, *Architect*

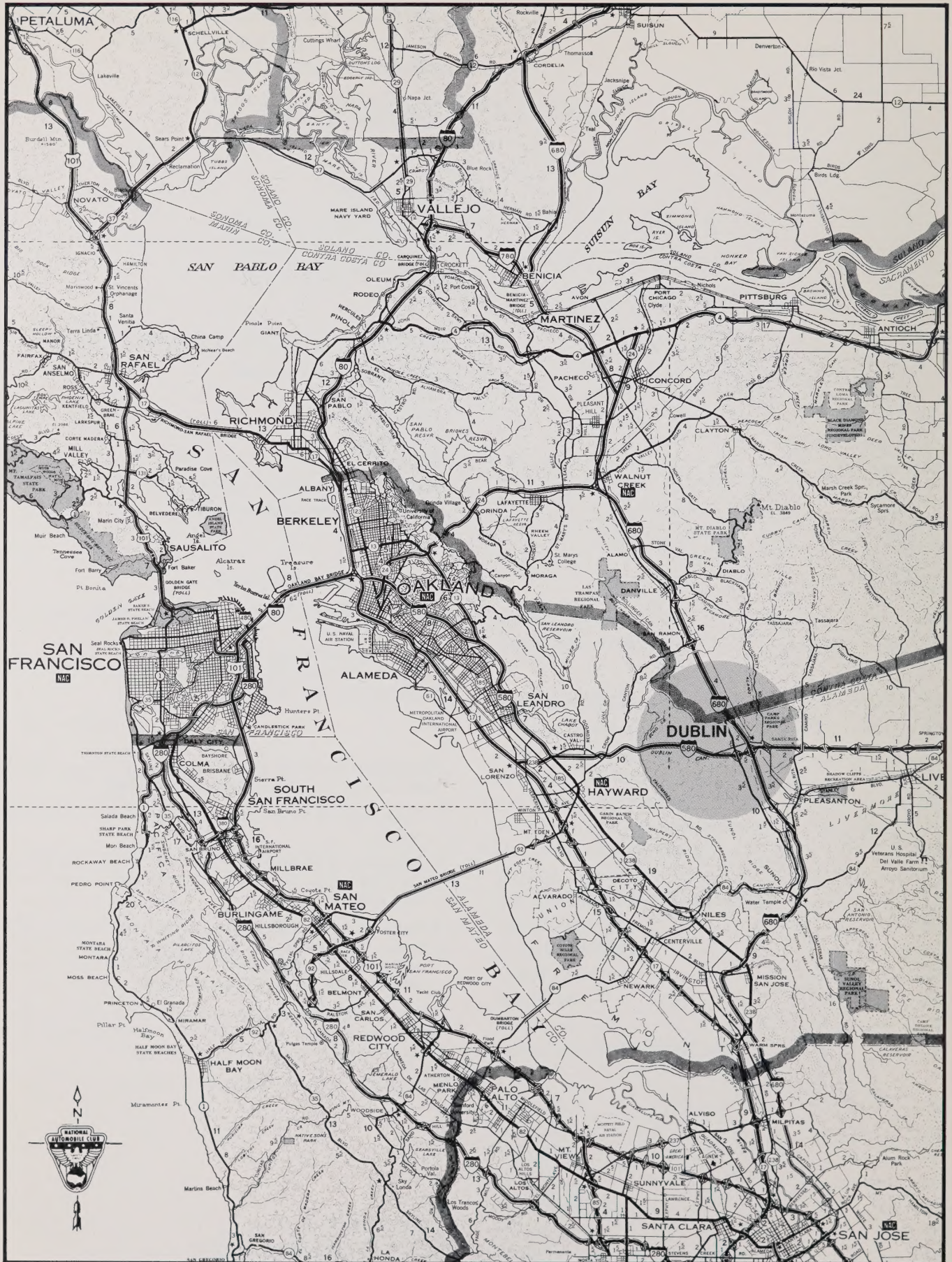
This Official Statement provides information about the issuer and its bonds. The Official Statement includes:

1. Data supplied by the issuer and by others, as indicated herein;
2. Estimates or projections which may or may not be realized and which should not be construed as assertions of fact; and
3. Summaries and descriptions of legal and financial documents, or their contents, which do not purport to describe such documents completely and which are made expressly subject to the full provisions of the documents cited.

This Official Statement does not constitute a recommendation, express or implied, to purchase or not to purchase these bonds or any other bonds of the issuer.

The date of this Official Statement is February 27, 1978.

Prepared for the issuer by:
BARTLE WELLS ASSOCIATES
Municipal Financing Consultants
100 Bush Street, San Francisco, California 94104
(415) 981-5751



The unincorporated community of Dublin is located in east-central Alameda County, about 35 miles from the City of San Francisco and 20 miles from the City of Oakland. Map courtesy of National Automobile Club.

INTRODUCTION

Issuer: The Alameda County/Dublin Library Corporation is a California nonprofit corporation incorporated to assist Alameda County in financing construction of a public library to be located in the community of Dublin.

Purpose: The corporation intends to construct a public library in the unincorporated community of Dublin. The library project includes site purchase and building construction, and related costs. This issue of lease revenue bonds will be used to pay a portion of the project costs. Capital funds accumulated from ad valorem taxes levied within County Service Area L-1973-1, the library service area, have or are expected to pay for the costs of site acquisition, design, utilities, on-site preparation, and a portion of the bond issuance costs. Bond proceeds will finance the remaining costs of construction, an allowance for change orders, interest during construction, a bond reserve fund, and the remaining bond issuance costs.

Security: Except as noted under "Limitations" and "Special Factors", the Series of 1978 bonds are secured by the county's obligation under the facility lease to pay rentals, so long as it has use and occupancy of the library, and the pledge of such rentals under the Indenture to pay bond principal, interest, and any redemption premium. The bonds will be payable from semiannual rental payments by the county to the corporation, commencing August 15, 1979. Rents will be set to pay bond service and other expenses of the corporation. The lease rentals will be a county general fund obligation, payable from any unrestricted source of general fund revenue. However, the county intends to pay rentals from ad valorem taxes levied within County Service Area L-1973-1.

In June 1974 voters in County Service Area L-1973-1 approved a tax not to exceed \$0.25 per \$100 of assessed valuation to finance the proposed library. The county has levied this tax since 1974/75 to pay for site acquisition and as much of the project cost as possible. Beginning in 1978/79, county service area tax revenues will be applied to pay the county's lease rentals to the corporation.

County Service Area L-1973-1's 1977/78 tax rate is \$0.261 per \$100 of assessed valuation. The tax rate includes the \$0.25 tax for the proposed library and a \$0.011 tax used for leasing space for the existing library in Dublin. When the proposed library is completed, the tax rate will be reduced to an amount sufficient to cover rentals payable by the county. Assuming that the bonds are sold at an interest rate of 6.00 percent, and that the county service area's assessed valuation grows by 10 per-

cent in the next year, the tax rate required to cover the first year's rental payments will be about \$0.12 per \$100 of assessed valuation.

County Service Area L-1973-1's 1977/78 assessed valuation is \$72,392,114. Alameda County's 1977/78 assessed valuation is \$5,287,525,524.

Limitations: The maximum tax rate to finance the proposed library, as approved by voters in County Service Area L-1973-1, is \$0.25 per \$100 of assessed valuation.

Special Factors: The obligation of the county to pay rent is to commence only upon substantial completion of the library building, and would abate during any period in which, due to damage or destruction, there is a substantial interference with the county's use and occupancy of the library. Since lease rentals constitute the primary source of funds for payment of the corporation's bonds, any abatement of rentals not covered by rental interruption insurance will have a substantial adverse effect on the corporation's ability to pay the bonds. The corporation is obligated to construct expeditiously, to maintain certain casualty insurance, including earthquake coverage, to provide rental interruption insurance, and to apply proceeds of eminent domain proceedings to bond redemption, all as more fully set out in the applicable basic legal documents.

There is scheduled for statewide vote on June 6, 1978, a constitutional initiative which could have a significant adverse impact on the ability of the county to obtain property tax revenues, which are the primary source of rentals.

Economic Factors: The community of Dublin, which constitutes most of County Service Area L-1973-1, is located in east-central Alameda County, at the intersection of Interstates 680 and 580. The community covers about three square miles. Primarily residential, the community had a population of 14,244 in 1976, an increase of 4.4 percent since 1970. Currently, the California Regional Water Quality Control Board has banned additional sewer connections within the community, pending agreement on treatment and discharge standards.

The major employers in the community are Amfac-Liberty House/Rhodes (250 employees), which has its administrative headquarters and a distribution center in Dublin; the Transamerica Title Insurance Company (200 employees), and Robert Parker Research, Inc. (150 employees), a manufacturer of digital thermometers.

BASIC DOCUMENTS

The following documents relate to the Alameda County/Dublin Library Corporation Series of 1978 Bonds:

ARTICLES OF INCORPORATION. The Articles of Incorporation, filed November 3, 1977, state the purpose and establish the powers of the Alameda County/Dublin Library Corporation. The corporation was formed to assist Alameda County in financing the construction of a public library to be located in the community of Dublin. Included among its powers is the power to borrow money through the issuance of bonds.

SITE LEASE. A lease of real property in the community of Dublin, Alameda County, from the county as lessor to the corporation as lessee. The site lease is dated March 1, 1978, and extends until ten days after all bonds or other indebtedness of the corporation are fully paid and retired but in no event beyond August 1, 2004. Beginning August 1, 1978 and until termination of the lease, the corporation is to pay \$1.00 a year as rent for the site.

FACILITY LEASE. A leaseback of the project site together with the library facilities to be constructed thereon from the corporation as sublessor to the county as sublessee. The facility lease is dated March 1, 1978 and runs until ten days after all bonds and other indebtedness of the corporation incurred to finance construction of the library are fully paid and retired, but in no event beyond July 31, 2004. Various provisions of the facility lease relate to construction of the library facilities, main-

tenance, utilities, taxes, assessments, insurance, abatement of rent, and the status of the parties in the event of damage or default.

INDENTURE. The Indenture establishes a trust for the benefit of bondholders. The Indenture sets out the terms and conditions of the trust agreement, including the form of the bonds, the terms and conditions under which the bonds are to be issued, covenants of the corporation, the rights of trust beneficiaries, and the rights and duties of the trustee. Bond provisions cover the maturity schedule; registration, delivery and redemption of the bonds; and the issuance of additional bonds. Other details of the Indenture relate to the use of bond proceeds, application of revenues, flow and investment of funds, insurance, and the remedies available to bondholders and the trustee on default.

OFFICIAL NOTICE OF SALE. Adopted by resolution of the corporation on February 27, 1978, the Notice sets the maturity schedule, redemption provisions, and terms of the sale and delivery of the bonds. Bond terms and limitations on interest rates, rate differences, and number of coupons are summarized.

Complete copies of the documents summarized in this section are available from Bartle Wells Associates upon request prior to the delivery of the bonds.

THE BONDS

\$1,075,000 Alameda County/Dublin Library Corporation Bonds, Series of 1978.

Date: March 1, 1978

Denomination: \$5,000

Estimated Annual Bond Service:

ALAMEDA COUNTY/DUBLIN LIBRARY CORPORATION ESTIMATED ANNUAL BOND SERVICE

Fiscal Year	Principal Maturing March 1	Interest Estimated at 6%*	Total Estimated Bond Service
1978/79.....	\$ —	\$ 64,500	\$ 64,500
1979/80.....	30,000	64,500	94,500
1980/81.....	30,000	62,700	92,700
1981/82.....	30,000	60,900	90,900
1982/83.....	35,000	59,100	94,100
1983/84.....	40,000	57,000	97,000
1984/85.....	40,000	54,600	94,600
1985/86.....	40,000	52,200	92,200
1986/87.....	40,000	49,800	89,800
1987/88.....	50,000	47,400	97,400
1988/89.....	50,000	44,400	94,400
1989/90.....	50,000	41,400	91,400
1990/91.....	60,000	38,400	98,400
1991/92.....	60,000	34,800	94,800
1992/93.....	60,000	31,200	91,200
1993/94.....	70,000	27,600	97,600
1994/95.....	70,000	23,400	93,400
1995/96.....	70,000	19,200	89,200
1996/97.....	80,000	15,000	95,000
1997/98.....	80,000	10,200	90,200
1998/99.....	90,000	5,400	95,400
Total	\$1,075,000	\$863,700	\$1,938,700

* Bond interest has been estimated at the annual rate shown. Actual coupon rates will be set by competitive bid, and are likely to vary from the annual rate estimated. As a result both interest and bond service are expected to differ from the annual amounts estimated.

Interest: Interest payable beginning September 1, 1978 and semiannually thereafter on March 1 and September 1. Interest through March 1, 1979 funded from bond proceeds.

Redemption: Bonds maturing March 1, 1980 through March 1, 1988 (\$335,000 principal amount) are not callable, except through the application of proceeds of insurance and eminent domain proceedings. Bonds maturing March 1, 1989 through March 1, 1999 (\$740,000 principal amount) are callable as a whole or in part on any interest payment date on or after March 1, 1988 in inverse order of maturity and by lot within each maturity. Premium of $\frac{1}{4}$ of 1 percent for each year

or portion of each year from date of redemption to date of maturity. In the event of substantial damage to, destruction, or condemnation of the library facility, any or all bonds are callable without premium from casualty insurance or condemnation proceeds.

Registration: The bonds will be issued as coupon bonds or fully registered bonds without coupons. Coupon bonds and fully registered bonds may be exchanged subject to the provisions of the Indenture.

Trustee: Bank of America NT&SA is appointed trustee under the Indenture. The trustee will also act as a paying agent and depository for the corporation. The trustee will receive, allocate, and disburse bond proceeds and revenues of the corporation; hold and invest funds held in trust; and pay bond interest and principal at its main office.

Tax Status: In the opinion of bond counsel, interest on the bonds will be exempt from federal income taxes and from California personal income taxes under existing statutes, regulations, and court decisions and a ruling by the United States Internal Revenue Service.

Authority for Issuance: The bonds are lease revenue bonds of the Alameda County/Dublin Library Corporation, a nonprofit corporation formed under the laws of the State of California. Terms of the Series of 1978 Bonds are set forth in the Indenture dated March 1, 1978.

The corporation has approved the Indenture and the site lease and facility lease. The Alameda County Board of Supervisors will approve the site and facility leases and issuance of the bonds. The site lease and facility lease will be executed in final form after bids are received, but before delivery of the bonds.

Purpose: Bond proceeds will be used to construct a public library to be located in the community of Dublin.

Security: Bonds are secured by a pledge of the rental payments to be received by the corporation, commencing August 15, 1979, pursuant to the facility lease of the library. Bond proceeds will fund interest on the bonds through March 1, 1979, and a Reserve Fund equal to one-half maximum annual debt service to ensure the timely payment of bond principal and interest.

The facility lease will set rents in an amount sufficient to pay interest and principal on the bonds and all administrative expenses of the corporation and trustee. Source of the payment is Alameda County, a political subdivision of the State of California, deriving its powers from the constitution and laws of the state. The lease payments will constitute the primary source of corporation revenue for payment of debt service on the corporation bonds. The county intends to fund lease payments from ad valorem taxes levied within County Service Area L-1973-1 to finance construction of the library. The allowable tax rate cannot exceed \$0.25 per \$100 of

assessed valuation. This tax is levied solely for financing the proposed library and is a tax separate from, and in addition to, the \$0.30 county free library tax.

The bonds are not general obligations of Alameda County. However, under the terms of the facility lease, the county agrees to occupy the completed project and budget annually and pay the required rents. All rental payments will be deposited with the trustee in the Revenue Fund, and allocated to the Interest and Redemption Fund, Operation and Maintenance Fund, Reserve Fund, and Corporate Operation Fund, in accordance with terms of the Indenture.

Abatement of Rent: The rent shall be abated during any period in which, due to damage or destruction, there is a substantial interference with the county's use and occupancy of the library facility. Such abatement shall be in the same proportion that the construction cost of the damaged portion bears to the total construction cost of the library facility. Notwithstanding any such abatement, the facility lease will continue in full force and effect.

Any rent paid by the county for a period of time during which such rent is abated shall be reimbursed by the corporation to the county from insurance proceeds and, as necessary, from the Interest and Redemption Fund and Reserve Fund, as described in a succeeding section entitled "The Indenture."

Since the lease payments constitute the primary source of funds of the corporation for the payment of its bonds, any abatement of rental not covered by rental interruption insurance will have a substantial adverse effect on the corporation's ability to pay the bonds.

Additional Bonds: Additional parity bonds may be issued if required to complete the library project, or for additions or improvements to the project, or for a subsequent project, but only under the terms and conditions prescribed in the Indenture. No additional bonds are currently planned for issuance.

Commissioner of Corporations: The corporation has obtained an interpretive opinion from the California Commissioner of Corporations, stating that the bonds are exempt from the qualification requirement of Section 25110 of the California Corporate Securities Law of 1968.

S.E.C. Registration: The Division of Corporation Finance of the United States Securities and Exchange Commission has issued a "no-action" letter to the corporation, stating that it will not recommend any action to the Securities and Exchange Commission if the proposed bond offering is made without prior compliance with the registration requirements of the Securities Act of 1933 or qualification of the Indenture under the Trust Indenture Act of 1939.

Comptroller of the Currency: An application has been made to the U.S. Comptroller of the Currency to certify the bonds as eligible for purchase, dealing in, underwriting, and unlimited holding by national banks.

Internal Revenue Service: A letter ruling from the Internal Revenue Service is expected prior to delivery of the bonds, stating that interest payable on the bonds will be excluded from gross income under the Internal Revenue Code.

SALE OF THE BONDS

The initial offering of these bonds is made in accordance with the Official Notice of Sale dated February 27, 1978. Matters discussed in this section are expressly subject to the terms and conditions of the Official Notice of Sale to which reference should be made for further detail.

LEGAL OPINION

The opinion of Messrs. Orrick, Herrington, Rowley & Sutcliffe, Bond Counsel, San Francisco, California, will be furnished to the successful bidder and printed on each bond at the corporation's expense.

The statements of law and legal conclusions set forth herein under the sections entitled "The Bonds," "The Indenture," and "The Leases" have been reviewed by bond counsel. Bond counsel's engagement is limited to a review of the legal proceedings required for the authorization of the bonds and to rendering an opinion on the validity of the bonds and the exemption of interest on the bonds from income taxation. The opinion of bond counsel will not consider or extend to any documents which bond counsel did not prepare or review or to any agreements, representations, offering circulars or other material of any kind concerning the bonds not mentioned in this paragraph.

CLOSING DOCUMENTS

At the time of delivery of the bonds in addition to customary closing documents, the issuer will furnish the following documents to the successful bidder:

- *No Litigation Certificate:* A certificate stating that there is no litigation pending affecting the validity of the bonds.
- *Certificate Concerning Official Statement:* A certificate, signed by responsible officers of Alameda County and the Alameda County/Dublin Library Corporation, acting in their official capacities, to the effect that to the best of their knowledge and belief, and after reasonable investigation: (a) neither the Official Statement nor any amendment or supplement thereto contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements herein, in light of the circumstances under which they were made, not misleading; (b) since the date of the Official Statement no event has occurred which should have been set forth in an amendment or supplement, which has not been set forth; and (c) there have been no material adverse changes in the operations or financial affairs of Alameda County and the Alameda County/Dublin Library Corporation since the date of this Official Statement.

THE CORPORATION AND PROJECT

THE CORPORATION

The Alameda County/Dublin Library Corporation was incorporated on November 3, 1977, pursuant to the California General Nonprofit Corporation Law (Title 1, Division 2, Part 1 of the California Corporations Code). The purpose of the corporation is to assist Alameda County in financing the acquisition, construction, and improvement of a public library to be located in the community of Dublin.

The initial members of the corporation are the persons named in its Articles of Incorporation to act as the first directors of the corporation. Members have the power, with the approval of the Alameda County Board of Supervisors, to admit new members or fill vacancies in their membership.

CORPORATION FUNCTIONS

The activities of the corporation are limited to the activities described in its Articles of Incorporation. The powers of the corporation include the following:

1. To acquire, hold, improve, lease, sublease, mortgage, transfer in trust, exchange, convey or dispose of real and personal property;
2. To assume obligations and enter into contracts;
3. To borrow money, and issue bonds and other forms of indebtedness, and to secure payment or performance of its obligations;
4. To make donations for any public purpose of Alameda County.

Affairs of the corporation are administered by a three-man board of directors whose membership must be approved by the Alameda County Board of Supervisors. The board of directors named in the original Articles of Incorporation was appointed by the Alameda County Board of Supervisors, and will hold office until the regular meeting of the corporation in September 1978. The election of the board of directors is to be held annually in September and each director shall serve on the board until the election of his successor, his death, resignation, or removal from office.

A brief biography of each member named in the Articles of Incorporation follows:

L. CHARLES LADNER, *President*. Mr. Ladner is semi-retired. He retired from the Chevrolet Division of General Motors Corporation in 1974 and is currently involved in consulting work for churches. Mr. Ladner is also on the Board of Directors of the Dublin San Ramon Services District, formerly named Valley Community Services District, which provides the following services in Dublin: water, parks and recreation, refuse collection and disposal, fire protection, and sewage treatment and disposal. Mr. Ladner has been a resident of Dublin since 1964.

JOHN RAJALA, *Vice President*. Mr. Rajala is a representative for an educational publisher. He has lived in Dublin for about three years and is also a member of a citizens' committee pursuing incorporation for Dublin.

NORMAN H. PITCHFORD, *Treasurer*. Mr. Pitchford is park engineer for the East Bay Regional Park District. A resident of Dublin for 14 years, Mr. Pitchford is vice-president of Dublin Friends of the Library and is a member of the Library Expansion Advisors of Dublin.

THE PROJECT

The corporation intends to construct a one-story 14,000 square-foot library building to be located in the community of Dublin. The building, which will have capacity for about 70,000-80,000 volumes, will serve as a branch library of the Alameda County Library System. The proposed library is to replace existing library facilities currently located in a local shopping center in space leased by the county.

The project includes site acquisition, building construction, furnishings, and all related design and development costs. Total project cost is estimated at \$1,578,168. Library construction was advertised for bids on December 19, 1977. A low bid in the amount of \$868,600 was received on January 24, 1978 from S. J. Amoroso Construction Co., Inc.

Proceeds for this sale of bonds will finance the costs of building construction, an allowance for change orders, inspection and testing services and cost related to the bond issue. Capital funds accumulated from taxes collected through 1977/78 have paid or are expected to cover the costs of site acquisition, utilities, design and other services, and building and site improvements. The accompanying table shows the allocation of project costs between those which will be financed through this issue of bonds (the Construction Fund) and those which have been paid or will be paid from capital accumulation funds.

The library facility was designed by Collin-Byrens, AIA, of Berkeley, California. The architect will be responsible for administering the construction contract and will be in charge of testing and inspection.

Upon completion, the library will be staffed and operated by Alameda County as part of its county free library system, and all costs of library administration and operation will be paid from the county library fund.

THE CONSTRUCTION CONTRACT

The corporation will enter into the construction contract when the facility lease has been executed and recorded. The construction contract requires construction to begin with 14 calendar days after the county issues a Notice to Proceed to the contractor. The county anticipates construction on the library to begin about April 15, 1978 and to be completed in February 1979. The project must be completed within 300 calendar days. If the completion is delayed beyond the time allowed, together with extensions provided for in the contract documents, the contractor may be required to pay as liquidated damages the sum of \$275 per calendar day.

In addition to bodily injury and property damage liability and workers' compensation insurance, the contractor is to provide the following insurance coverages on the project during the term of the contract; (1) fire, extended coverage, and vandalism equal to the full insurable value of the project, (2) earthquake coverage equal to 100 percent of the replacement cost of the project

DUBLIN LIBRARY

ESTIMATED ALLOCATION OF PROJECT COSTS

Construction Fund (Paid by corporation)

Construction bid	\$ 868,600
Change order allowance	25,275
Materials testing	10,000
County inspection	30,000
Issuance costs*	30,399
Site lease rental, year ending February 28, 1979.	1
Subtotal	\$ 964,275

Other Funds (From CSA L-1973-1 taxes)

Site costs

Purchase	\$ 239,580
Surveys	6,000
Landscaping	60,000
Title insurance and fees	3,925

Utilities

Water connection	4,150
Storm sewer	5,000
Traffic signal	25,000
Street islands and driveway	14,500

Services

Architect	71,488
Soils engineering	3,000
Geological engineering	1,000
Public works	18,000
Plan checking—water connection	4,500
Landscape architecture	6,750

Building/site improvements

Furnishings	125,000
Art work	8,000
Remaining issuance costs	18,000

Subtotal

Total Project Cost

* Excludes legal fees and expenses.

Source: Alameda County Office of County Administrator and Bartle Wells Associates.

after completion, and (3) rental interruption coverage of at least \$275 per day for at least 12 months. All insurance policies are to name the corporation and trustee as co-insured and the corporation and the county as additional insureds.

Before commencing any work under the construction contract, the contractor is to file surety bonds with the corporation's board of directors comprising: (1) 100 percent faithful performance bond, and (2) 100 percent labor and materials bond. The bonds are to be maintained by the contractor at his expense during the life of the contract. The contractor is responsible for and must make good any defects through faulty, improper, or inferior workmanship or materials arising or discovered in any part of his work within one year after the completion of the project.

THE INDENTURE

The agreement between the corporation and the trustee to secure payment of principal and interest and redemption premiums on the bonds is set forth in the Indenture. The Indenture establishes a trust estate for the benefit of bondholders and prescribes the terms and conditions of the bonds, application of all bond proceeds, allocation of revenues to funds, covenants of the corporation, remedies on default, and duties of the trustee. For a full statement of these and other provisions, reference should be made to the document itself.

CREATION OF FUNDS

The trustee is to establish and maintain the following funds:

Construction Fund: Used to pay project costs, interest during construction, fees and expenses of the trustee, and bond issuance expenses.

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Revenue Fund: Used to receive and distribute to appropriate funds all revenues to which the corporation is entitled.

Interest and Redemption Fund: Used to pay interest and principal on the bonds, or to reimburse the county for any rent paid for a period when payment of rent under the facility lease is abated.

Operation and Maintenance Fund: Used to pay operation and maintenance costs of the project, if the corporation assumes operation of the project.

Reserve Fund: Used to ensure the timely payment of principal and interest on the bonds, to retire or redeem all bonds then outstanding, or to reimburse the county for any rent paid for a period when payment of rent under the facility lease is abated.

Corporate Operation Fund: Used to receive all additional rental payable by the county pursuant to the facility lease for administrative costs of the corporation.

APPLICATION OF BOND PROCEEDS

The accompanying table details the estimated application of the Series of 1978 bond proceeds to the following funds:

Interest and Redemption Fund: An amount sufficient to pay interest becoming due and payable on the bonds through March 1, 1979 will be deposited from bond proceeds.

Corporate Operation Fund: A sum of \$2,000 will be set aside.

Reserve Fund: A sum equal to one-half maximum annual debt service on the Series of 1978 bonds will be deposited in this fund.

Construction Fund: The balance of the bond proceeds will be deposited in the Construction Fund to pay the costs of acquiring, constructing, and financing the project. Any surplus monies in the Construction Fund upon project completion will be transferred to the Revenue Fund.

ALAMEDA COUNTY/DUBLIN LIBRARY CORPORATION ESTIMATED APPLICATION OF BOND PROCEEDS

Construction Fund	
Construction bid	\$ 868,600
Change order allowance (3%)	25,275
Materials testing	10,000
County inspection	30,000
Issuance costs ^①	30,399
Site lease rental, year ending February 28, 1979	1
Subtotal	\$ 964,275
Interest and Redemption Fund ^②	\$ 64,500
Corporate Operation Fund	2,000
Reserve Fund	49,200
Bond discount (maximum)	16,125
Total Corporate Funds Required	\$1,096,100
Less: Estimated earnings during construction	(21,100)
Total Bond Issue	\$1,075,000

① Additional issuance costs will be paid by the county.

② Interest estimated at 6 percent.

Source: Prepared by Bartle Wells Associates.

APPLICATION OF REVENUES

Revenues of the corporation include all rentals the corporation receives pursuant to the facility lease, and all other income and profits the corporation may derive from ownership, use, or operation of the trust estate. Under the facility lease, the corporation is to receive from the county (so long as the county has use and occupancy of the library) semi-annual base rent sufficient to pay principal, interest, and redemption premiums on the bonds, and additional rent as required to pay all other administrative expenses of the corporation.

All revenues of the corporation are irrevocably pledged to the punctual payment of principal and interest and redemption premiums on the bonds. Except for income from investment of monies in the special funds, additional rent paid by the county, and insurance or eminent domain proceeds, all revenues of the corporation are to be deposited in the Revenue Fund and transferred to the following respective funds. The require-

ments of each fund must be satisfied before any transfer is made to any fund listed in later priority.

Interest and Redemption Fund: Commencing on August 31, 1979, the trustee will deposit on or before February 28 and August 31 of each year, funds as needed to pay the interest due on the next succeeding interest payment date plus one-half of the amount of principal becoming due and payable on the next succeeding bond maturity date. Monies in the Interest and Redemption Funds are to be used first for payment of interest and then for the payment of principal on the bonds, or to reimburse the county for rent paid for a period of time during which payment of rent is abated.

Operation and Maintenance Fund: If at any time the corporation operates the project, the trustee on or before each February 28 and August 31, is to deposit in this fund an amount which is estimated to be required to pay all costs of operation and maintenance of the project during the next six months, including costs of repairs and replacements, labor costs, and insurance.

Reserve Fund: After the foregoing requirements have been met, the trustee will deposit all remaining monies in the Reserve Fund on or before February 28 and August 31 of each year. The monies in the Reserve Fund are to be solely for the payment of principal and interest on the bonds in the event no other funds are available, for the retirement or redemption of outstanding bonds, or to reimburse the county for rent paid for a period of time during which payment of rent is abated. If, however, on March 2 or September 2 (on or after September 2, 1979) the balance in the Reserve Fund exceeds one-half maximum annual debt service and neither the corporation is in default under the Indenture nor the county under the facility lease, the trustee is to pay the excess to the county, unless the trustee determines that the excess monies will be required for the payment of principal and interest on any succeeding interest payment date.

All additional rental received from the county is to be deposited in the Corporate Operation Fund to pay the administrative costs of the corporation. A balance of \$2,000 is to be maintained in this fund so long as the bonds are outstanding.

Monies in all funds are to be invested by the trustee in time deposits or federal securities. Any income or loss from investments is to be credited or charged to the fund from which the investment is made; however, any earnings on investments of the Interest and Redemption Fund and of the Reserve Fund received during the period of construction of the project are to be credited to the Construction Fund.

ADDITIONAL BONDS

Under the terms of the Indenture, additional bonds may be issued under a supplemental indenture and subject to certain conditions which include the following:

1. The corporation is not in default under the Indenture.
2. The supplemental indenture requires that proceeds from the sale of the additional bonds shall be applied for completion of, or additions or improvements to the project, or for construction of a subsequent project, including expenses for the issuance of additional bonds.
3. The supplemental indenture provides that the Reserve Fund shall be increased to at least one-half of the maximum annual debt service on all bonds then outstanding, including the additional bonds.
4. The aggregate principal amount of bonds issued and at any time outstanding does not exceed any limit imposed by law, by the Indenture, or by the supplemental indenture.
5. The facility lease is amended or a subsequent facility lease is entered into to increase the base rental payable by the county by an amount at least equal to debt service on the additional bonds.
6. The facility lease is amended or a subsequent facility lease entered into so as to lease to the county the additions or improvements to the project or the subsequent project.
7. All construction to be financed from the additional bonds will be under contract.
8. If the additional bonds are to finance construction on real property not subject to the lien of the Indenture, the site and facility leases are to be amended, or subsequent site and facility leases entered into, to provide for the lease and leaseback of the additional real property, and the supplemental indenture is to subject the additional real property to the lien of the Indenture.

INSURANCE COVENANTS

In the Indenture the corporation covenants to maintain or cause insurance to be maintained on the project in an amount equal to 100 percent of the replacement cost of the project with provision for deductible clauses. As an alternative, insurance coverage may be in an amount and form sufficient, in the event of total or partial loss, to enable the corporation to retire all outstanding bonds or to restore the project. During the period of construction of the library, the contractor is to maintain insurance coverage. After substantial completion of the project, the county is responsible for maintaining or causing insurance to be maintained. The accompanying table summarizes the amount of coverage and deductible amounts which apply to each type of insurance to be procured for the project.

The corporation is to cause all proceeds of insurance with respect to damage or destruction of the project to be used for repair, reconstruction, or replacement of the project. If the proceeds of insurance together with any other monies available are sufficient to redeem all outstanding bonds, the corporation at its option and with the consent of the county, may elect not to repair or rebuild the project and direct the proceeds to be used to redeem all outstanding bonds.

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TITLE INSURANCE

The corporation will provide a title insurance policy payable to the trustee for the use and benefit of the trust estate. The policy, which will be in the amount of the bonds, will insure the corporation's leasehold interest title derived from the site lease or the county's title to the site.

ALAMEDA COUNTY/DUBLIN LIBRARY CORPORATION SUMMARY OF INSURANCE COVERAGE^①

	Limit of Coverage	Deductible Amount
Fire, lightning, extended coverage, vandalism, and malicious mischief.....	Replacement value or amount of bonds outstanding.	Not to exceed \$50,000 per loss.
Earthquake	Replacement value or amount of bonds outstanding.	Not to exceed 10% of replacement cost of structures constituting the project.
Rental interruption or use and occupancy.....	Loss of rent as a result of any insured casualty for a period at least equal to reconstruction of the damaged or destroyed structure plus three months.	None
Public liability ^②	Combined single limit of \$1,000,000.	None

^① To be maintained by contractor during construction and to be maintained or caused to be maintained by county after completion of construction of the project, except that earthquake insurance need be maintained only after completion of construction of the project.

^② This insurance may be by legal self-insurance.

Source: Indenture.

OTHER COVENANTS

The Indenture sets forth other covenants by the corporation for the protection of bondholders, among which are the following:

- To construct the project expeditiously and in conformity with the architect's plans and specifications, the facility lease, and with applicable law.
- To withhold consent to amendment or cancellation of the site and facility leases, except with the consent of the trustee.
- To refrain from doing or permitting any act which may impair the security of the trust estate.
- To ensure that the county annually budgets funds sufficient to pay all rentals due under the facility lease.
- To withhold sale or exchange of any personal property which may be a part of the trust estate, except with the consent of the trustee.
- To maintain a paying agent in California at all times.
- To make no use of the bond proceeds which would cause the bonds to be arbitrage bonds.
- To pay principal and interest and redemption premiums punctually.
- To disallow the extension of time for any interest payment.
- To collect promptly all rents and charges due under the facility lease.
- To maintain proper accounting records and reports and furnish complete annual financial statements to the trustee and to any bondholder who so requests.
- To issue bonds only in accordance with the provisions of the Indenture.
- To maintain the project in good condition and repair.
- To keep the trust estate free from all liens which may impair the priority of the lien of the Indenture, or hamper the corporation from conducting its business or operating the trust estate.
- To prosecute and defend all suits relating to title of the project.
- To withhold amendment of the construction contract, except with the approval of holders of at least 60 percent of the bonds outstanding.

REMEDIES

In the event of default, the trustee may, and upon the written request of holders of not less than 25 percent of the principal amount of bonds outstanding, shall, by notice in writing to the corporation, declare and cause the principal of all of the outstanding bonds and the interest accrued thereon to be due and payable immediately.

Events of default by the corporation are defined by the Indenture to include:

1. Failure to pay principal, interest, or redemption premium on bonds when due.
2. Failure to perform or observe covenants, agreements, or conditions in the Indenture or in the bonds.
3. Termination of the corporate existence of the corporation.
4. Admission by the corporation that it is unable to pay its debts, or the filing of any proceedings of bankruptcy by or against the corporation.
5. If under the provisions of any bankruptcy law, a court appoints a receiver or assumes custody or control of the corporation or a substantial part of its property, or approves a petition seeking reorganization of the corporation, failure of the corporation to terminate or stay such order, judgment or decree, or custody or control within sixty days.

If one or more events of default continue, the trustee may, in its discretion, and upon the written request of the holders of not less than a majority of the principal amount of bonds outstanding, and upon being indemnified to its satisfaction, shall, proceed with any of the following remedies: enter and take possession of the trust estate, institute legal proceedings by a suit in equity or action at law, or sell the trust estate. The holders of a majority of the bonds outstanding have the right to direct the time, method, and place of conducting any remedy, or to exercise any trust or power conferred upon the trustee under the Indenture.

For a more complete discussion of bondholder and trustee powers in the event of default, and for changes in remedies in the event that municipal bond insurance applies, reference should be made to the Indenture.

MODIFICATION

Without the consent of bondholders, the Indenture may be modified to cure any defects or ambiguities, authorize the issuance of additional bonds, or release property from the lien of the Indenture upon the exercise by the county of its option to purchase set forth in the facility lease. Other modifications may be made with the consent of holders of not less than 60 percent of the bonds outstanding and when authorized by a resolution of the board of directors. However, no modifications may be made which: (1) extend the maturities of any bonds or the time of payment of interest, or reduce interest rates, amount of principal or redemption premium without the consent of each bondholder so affected; or (2) reduce the percentage of bondholders whose consent is required for any supplemental indenture; permit the creation of any lien on the trust estate prior to or on a parity with the lien of the Indenture, except when issuing additional bonds; or deprive bondholders of the lien created by the Indenture upon the trust estate without the consent of holders of all the bonds outstanding.

THE LEASES

SITE LEASE

The county owns the land in the community of Dublin, which will be used as the library site. Under the site lease, the county will lease the site to the corporation. The site lease is dated March 1, 1978 and extends until 10 days after all bonds and other indebtedness of the corporation incurred to finance the project have been fully paid or retired, but in no event beyond August 1, 2004. Commencing August 1, 1978 and continuing until termination of the site lease, the corporation is to pay \$1 per

year to the county as rent for the site. Upon termination of the site lease, title to the site and the project will vest in the county.

The leases are between Alameda County and the Alameda County/Dublin Library Corporation. The leases provide for lease of the project site from county to corporation and the construction of the library facility by the corporation and its leaseback to the county. These documents have been approved by the parties, and will be executed prior to delivery of the bonds.

The proposed Dublin Library was designed by Collins-Byrens, AIA, of Berkeley, California. The 14,000 square foot building will have capacity for about 70,000 volumes of books.



FACILITY LEASE

Under the facility lease, the corporation will lease the completed project to the county. The facility lease is dated March 1, 1978 and the term extends until 10 days after all bonds and any other indebtedness of the corporation have been paid and retired, but no later than July 31, 2004.

Rent to be paid by the county (so long as it has use and occupancy of the project) includes a semi-annual base rent sufficient to pay all bond service as it becomes due, and additional rent sufficient to pay all administrative costs of the corporation attributable to the project and the bonds, including wages and salaries, expenses and compensation of the trustee, and insurance premiums. The exact amount of base rent will be computed on the basis of bids received for the bonds and included in the lease as finally executed. It is contemplated that the county will take possession of the project on or before August 1, 1979, with the first payment of rent by the county due on August 15, 1979 and subsequent payments of rent due semi-annually thereafter on February 15 and August 15. If the project is substantially completed before August 1, 1979, the county may take possession upon such substantial completion. If the corporation cannot deliver such possession by August 1, 1979, the facility lease shall not be void nor shall the corporation be liable to the county for any resulting loss or damage; but in such event, the rent payable shall be abated in the proportion to which the construction cost of the parts of the project not yet delivered to the county bears to the construction cost of the entire project, with respect to the period between August 1, 1979 and the time when the corporation delivers such possession.

Each semi-annual rental payment is for the use and occupancy of the project facilities for the six-month period commencing on the first day of the month when rent is due. Additional rent will be billed to the county by the corporation or the trustee from time to time. Additional rent is payable by the county within 30 days after receipt of such a bill.

The facility lease does not specify the sources of revenues from which the county will make its rental payments. The county, however, intends to pay rent from special ad valorem taxes levied within County Service Area L-1973-1, the library facility's service area. County finances are more fully discussed in the following section of the Official Statement.

To ensure timely payments of all rents, the county covenants to annually budget sufficient funds to meet all rental payments when due and to not withhold any rental payments if there is any dispute between the county and corporation. Any installment of rent not paid when due will bear interest at the rate of 8 percent per year from the payment due date to the date when rent is finally paid.

Under the facility lease, the county is to assume responsibility to maintain and repair the site and improvements in its possession, to arrange for and pay all utility

services, and to pay the corporation for any taxes and assessments. The corporation's obligations are to provide for the construction of the project and to lease the improved premises back to the county.

In the event the county defaults under the facility lease, the corporation may terminate the lease whether or not it elects to take possession of the premises. If the corporation elects not to terminate the lease, it may relet the premises to another tenant and hold the county liable for making up any deficiencies in rents due to the reletting of the premises, or for the full amount of rent if the corporation is unable to relet the premises. Under the facility lease, events of default by the county include: (1) failure to perform any of its covenants, (2) the institution of any proceeding of bankruptcy or insolvency against the county, and (3) transfer of the county's interest in the facility lease without the consent of the corporation.

The county's obligation to pay rent depends on its use and occupancy of the facilities financed by the corporation. If completion is delayed or possession interrupted through damage or destruction, rent will abate with respect to the portion of the project involved during the period of delay or interruption. Since the lease payments constitute the primary source of funds of the corporation for the payment of its bonds, any abatement of rent not covered by rental interruption insurance will have a substantial adverse effect on the corporation's ability to pay the bonds.

The facility lease will be terminated if the entire project and site is taken under the power of eminent domain. If only a portion of the project and site is affected, the lease will continue in force and there shall be a partial abatement of rent. However, such rent will not be less than the amount required to pay principal and interest on the bonds after any partial redemption of bonds. Any award made in eminent domain proceedings during any period when bonds are outstanding will be paid to the trustee to be used at his discretion to repair or restore the project, to redeem bonds, or as revenues of the corporation.

The facility lease provides the county with the option to purchase the corporation's interest in any part of the project. To exercise this option, the county must pay an option price equivalent to the proportion of rent attributable to that part of the project for the remaining term of the lease. Upon such payment, title to the part of the project purchased shall rest in the county, the portion of the project purchased shall be released from the lien of the trust estate, and the county's semi-annual base rent will be reduced based on the option price paid.

BONDHOLDER PROTECTION

The following table summarizes the protection available to bondholders under the Indenture, leases, and construction contract to ensure the timely payment of rent and to minimize the likelihood of rental abatement.

**ALAMEDA COUNTY/DUBLIN LIBRARY CORPORATION
SUMMARY OF BONDHOLDER PROTECTION**

Objective	Protection	Reference*	
A. During Construction			
1. To pay interest during construction.	1. Interest for 12 months is funded from bond proceeds by deposit in Interest and Redemption Fund. • Reserve Fund equal to one-half maximum annual debt service funded from bond proceeds.	I-4.04 I-4.04	
2. To fund any cost increases or project changes.	2. The principal elements of the project are under contract or bid. • Earnings on Interest and Redemption and Reserve Funds to Construction Fund during construction period. • Project changes not to be approved unless sufficient funds available.	CC I-5.04 F-4; C-21	
3. To secure timely completion within available funds.	3. Corporation will move promptly with construction. • Labor and Materials Payment Bond (100%) by all contractors. • Faithful Performance Bond (100%) by all contractors. • Construction to be completed within 300 calendar days. Liquidated damages of \$275 per day of unauthorized delay.	F-4; C-1, 21 CC CC CC	
4. To secure against physical loss.	4. See insurance coverage table.	F-7; C-3	
5. To pay in event of project condemnation.	5. Proceeds used for redemption.	I-4.02; C-20	
6. To protect against defect of title or invalidity of lease.	6. Corporation to prosecute to remedy any defect in title. • Corporation will provide title insurance.	C-2, 18 C-3	17
7. To defend suits against trustee or bondholders.	7. Corporation to defend against claims. County to fund all corporation expenses through additional rents.	F-3, 5; C-18	
B. After Construction			
1. To secure timely payment of rent.	1. County covenants to include rent in annual budget. • Rental interruption insurance will be procured.	F-3 F-9; C-3	
2. To protect against late rental payment.	2. Reserve Fund to be maintained at a level equal to one-half maximum annual debt service. • Rents not paid when due earn interest at eight percent. • If dispute arises, county will not withhold any rental payments.	I-5.02 F-3 F-3	
3. To maintain Reserve Fund.	3. Transfer from Revenue Fund to Reserve Fund to maintain one-half maximum annual debt service. • Reserve Fund earnings accrue to Reserve Fund if necessary to restore required balance.	I-5.02 I-5.04	
4. To maintain or restore rentability or retire bonds in event of physical loss.	4. See insurance coverage table.	F-7, 9; C-3	
5. To repair or restore project or redeem bonds in event of project condemnation.	5. Proceeds used for repair, restoration, or redemption.	C-20	
6. To secure against suits for damages.	6. See insurance coverage table.	F-8; C-3	
7. To protect against defect of title.	7. Corporation to prosecute to remedy any defect in title. • Corporation will provide title insurance.	C-18 C-3	
8. To defend suits against trustee or bondholders.	8. Corporation to defend against claims. County to fund all corporation expenses.	F-3; C-18	
9. To pay costs of project maintenance, operations, taxes, assessments.	9. To be paid by county.	F-3, 5	
10. To secure bondholders against facility lease assignment or transfer.	10. Consent of corporation required. Terminable only upon provision for payment of all outstanding bonds with interest thereon. If county defaults, corporation may terminate or continue facility lease.	F-2, 11	

* F-Facility lease. I-Indenture. C-Covenants, under Indenture Section 6. CC-Construction Contract. Numbers cited refer to applicable sections of documents.
Source: Prepared by Bartle Wells Associates based on Indenture, facility lease, and construction contract.

COUNTY FINANCIAL DATA

Alameda County is a chartered county empowered without express statutory authorization to enact legislation on matters of local concern. It was incorporated on March 25, 1853 by an act of the California State Legislature. The county was created out of parts of Contra Costa and Santa Clara Counties. The City of Oakland serves as a county seat.

A five-man board of supervisors governs the county. Board members are elected to serve a term of four years. The board appoints a county administrator who is responsible for administering county operations and for carrying out board policies. Loren W. Enoch has served as county administrator since 1971, and prior to that time was the county executive for Ventura County.

The County Charter determines which county departmental officers are to be elected or appointed by the board of supervisors. County departmental officials who are elected include the assessor, auditor-controller, treasurer-tax collector, district attorney, county clerk-recorder, superintendent of schools, members of the board of education, municipal court and superior court judges, and the county sheriff. All other county departmental officials serve at the pleasure of the board of supervisors. The board of supervisors is responsible for the fiscal programs of all county departments.

COUNTY SERVICE AREA L-1973-1

Under California law, a county can establish a county service area to provide extended governmental services, including library facilities and services, in its unincorporated areas. A county service area is a separate taxing entity within the county for the purpose for which it was created.

County Service Area L-1973-1 was formed on November 27, 1973, by resolution of the Alameda County Board of Supervisors, for the purpose of financing the construction of a county branch library to serve the Livermore-Amador Valley. The service area is located in east-central Alameda County and is composed principally of the unincorporated community of Dublin.

In June 1974, voters of the service area approved a tax rate not to exceed \$0.25 per \$100 of assessed valuation to finance the proposed library. Since fiscal year 1974/75, the county has levied this tax to accumulate capital funds to acquire the library site and to pay as much of the project costs as possible from current revenues. Beginning in fiscal year 1978/79, the county intends to use the county service area tax revenues to pay its rental commitments to the Alameda County/Dublin Library Corporation. The county expects that these revenues will be sufficient to pay the rentals in full.

COUNTY SERVICE AREA L-1973-1 LEVY AND USE OF TAXES

Fiscal Year	Current Year Taxes	Use of Funds
1974/75	\$ 90,236	Preconstruction costs ^①
1975/76	118,473	Preconstruction costs ^①
1976/77	135,783	Preconstruction and utility costs ^①
1977/78	179,519	Site improvements, utilities, furnishings, art work
1978/79	94,500 ^③	Rent payment due 9/1/79 and 3/1/80 ^③

① Preconstruction costs include site acquisition.

② Estimated rental payment, based on paying bond service including interest of 6.00 percent.

③ The county may choose to meet these payments partially from a 1979/80 tax levy.

Source: Alameda County Office of County Administrator.

The above table shows the amounts of taxes levied and expected to be levied through 1978/79 and the use of funds. The 1978/79 tax levy is projected at an amount fully sufficient to pay estimated bond service for the year ending March 1, 1980. The tax levy shown for 1977/78 is expected to be the highest levy required by the county service area subsequent to sale of the bonds.

County Service Area L-1973-1's \$0.25 tax is separate from and in addition to the \$0.30 county free library tax, which is also levied within the service area. The \$0.25 tax is levied solely to finance the proposed library and the \$0.30 tax is levied to pay the costs of library administration and operation. In succeeding sections of the Offi-

cial Statement, the service area's assessed valuation and tax rates are discussed together with those of the county.

REVENUES AND EXPENDITURES

The table on the next page provides a five-year history of actual revenues and expenditures of the Alameda County General Fund, and a summary of the 1977/78 budget. The county uses the modified accrual method of accounting for its budgetary funds.

State and federal subventions and property taxes are the general fund's principal revenue sources. Federal and state subventions provided 42.8 percent of the general fund's 1976/77 revenues, and property taxes 34.3 percent.

County expenditures have increased at an annual rate of 8.5 percent over the five-year period from 1972/73 to 1967/77. Public assistance is the general fund's largest expenditure, accounting for about 44 percent of total expenditures. Health and sanitation and public protection are the next two largest expenditures. During 1973/74, the county reclassified certain expenses from public assistance to the health and sanitation category. This reclassification accounts for the large changes in these two categories of expense from 1972/73. In 1977/78, the county transferred the operations of its two hospitals from the general fund to separate enterprise funds. This transfer is reflected in the significant decreases in the charges for current services and health and sanitation expenditure categories for 1977/78.

The general fund does not include CSA-L-1973-1's revenues and expenditures, which are listed under a separate fund account and shown in the accompanying table. Although the county's lease rental payments to the Ala-

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ALAMEDA COUNTY, CSA L-1973-1 FIVE-YEAR HISTORY OF ASSESSED VALUATION

	1973/74	1974/75	1975/76	1976/77	1977/78
Alameda County					
Net secured valuation.....	\$2,584,157,212	\$2,772,116,282	\$3,042,662,748	\$3,421,366,634	\$3,996,578,102
Net utility valuation.....	212,782,910	215,691,550	213,645,210	229,513,150	262,533,880
Net unsecured valuation.....	315,135,482	334,148,212	387,009,101	428,871,813	450,537,294
State reimbursed exemptions.....	450,825,825	493,001,680	545,337,251	556,624,571	577,874,248
Total Tax Base.....	\$3,562,901,429	\$3,814,957,724	\$4,188,654,310	\$4,636,376,168	\$5,287,523,524
CSA L-1973-1*					
Net secured valuation.....	—	\$ 37,845,887	\$ 41,452,742	\$ 48,088,073	\$ 58,447,108
Net utility valuation.....	—	1,153,240	1,226,130	1,384,720	1,581,330
Net unsecured valuation.....	—	5,750,523	6,274,062	4,327,685	5,386,241
State reimbursed exemptions.....	—	7,677,805	7,885,980	6,659,405	6,977,435
Total Tax Base.....	—	\$ 52,427,455	\$ 56,838,914	\$ 60,459,883	\$ 72,392,114

* Formed in 1974.

Source: Alameda County Auditor-Controller.

**ALAMEDA COUNTY GENERAL FUND
REVENUES AND EXPENDITURES, 1972/73-1977/78**

	1972/73	1973/74	1974/75	1975/76	1976/77	1977/78 ^①
Revenues						
Property taxes						
Current year	\$ 89,805,215	\$ 86,627,102	\$ 96,013,629	\$108,170,882	\$121,494,810	\$138,968,403
Prior year	2,159,274	2,198,483	1,749,418	1,811,644	3,320,843	2,150,000
Other taxes	4,989,394	5,627,473	6,434,729	6,141,673	7,826,769	7,548,620
Licenses and permits	350,498	344,530	432,580	537,168	656,033	627,988
Fines, forfeits and penalties....	2,683,245	2,956,072	3,105,887	3,297,806	3,754,780	3,622,150
Revenue from use of money and property	4,398,241	7,851,521	9,754,748	6,744,601	7,124,598	7,013,029
State subventions	60,687,212	64,426,382	66,825,291	72,007,533	82,935,698	90,495,346
Federal subventions	66,311,676	58,617,371	59,293,907	67,337,699	72,723,465	81,328,650
Local subventions	88,057	197,438	151,120	201,753	14,308	17,500
Charges for current services....	25,139,387	20,566,677	29,154,154	30,498,840	33,279,538	14,231,395
Other revenue	838,001	1,212,723	2,226,906	2,679,186	3,038,016	3,851,859
Revenue from prior year ^②	1,323,942	12,707,385	22,033,916	36,069,949	27,742,601	13,155,586
Total	\$258,774,142	\$263,333,157	\$297,176,285	\$335,498,734	\$363,911,459	\$363,010,526
Expenditures						
Other government	\$ 19,227,848	\$ 19,913,825	\$ 20,428,391	\$ 27,442,957	\$ 28,839,198	\$ 36,743,349
Public protection	40,826,512	41,040,596	51,461,531	61,525,467	71,857,366	90,253,027
Public assistance	180,356,143	120,833,730	114,519,648	133,526,075	149,740,077	160,162,460
Health and sanitation	8,023,741	58,838,740	68,079,917	76,868,818	85,612,533	68,088,994
Recreation and cultural services.	210,958	227,321	263,511	306,203	296,296	345,669
Education	846,869	711,073	722,672	673,131	243,997	291,028
Public ways and facilities.....	—	41,343	165,813	175,702	172,960	179,197
Contingencies	—	—	—	—	—	6,946,802
Total	\$249,492,071	\$241,606,628	\$255,641,483	\$300,518,353	\$336,762,427	\$363,010,526

① Budget adopted by Board of Supervisors.

② Prior year fund balance, less reserve for encumbrances.

Source: County of Alameda **Final County Budget, 1972/73-1977/78.**

**COUNTY SERVICE AREA L-1973-1
REVENUES AND EXPENDITURES, 1974/75-1977/78**

	1974/75	1975/76	1976/77	1977/78*
Revenues				
Current year	\$ 90,236	\$118,473	\$135,783	\$179,519
Prior year	—	2,527	387	650
Interest on investments	—	8,644	9,126	5,000
Homeowners' exemptions	12,169	13,248	13,695	13,584
Business inventory exemptions.....	69	6,223	3,311	4,627
Total	\$102,474	\$149,115	\$162,302	\$203,380
Expenditures				
Services and supplies			\$ 42,266	\$ 40,000
Land			244,215	—
Structures and improvements			—	290,787
Total			\$286,481	\$330,787

* Budget adopted by the Board of Supervisors.

Source: Alameda County Auditor Controller.

ameda County/Dublin Library Corporation will be a general fund obligation, the rental payments will be made directly out of CSA-L-1973-1's fund account, which will continue to be treated as a separate account.

ASSESSED VALUATION

California law requires that all property subject to general property taxation be assessed at an average of 25 percent of full market value. The Alameda County Assessor assesses all property within the county, except utility property which is assessed by the state. The State Board of Equalization reports that in 1977/78 locally assessed property is assessed at 24.2 percent of its full market value. Utility property is assessed at 25 percent of full market value.

Under California law, 50 percent of the assessed valuation of business inventories is exempt from taxation. Owner-occupied dwellings also have a current tax exemption of \$7,000 of the full market value, which is equivalent to \$1,750 of the assessed valuation. Revenues lost to the county due to those two exemptions are fully reimbursed by a state subvention.

The table on page 19 shows assessed valuation data for Alameda County and CSA L-1973-1. Alameda County's assessed valuation for 1977/78 is \$5,287,523,-524, including the homeowner's and business inventory exemptions. The current year's assessed valuation is an increase of 14 percent over 1976/77. Over the past five years, the county's assessed valuation has grown by 48 percent.

CSA L-1973-1's 1977/78 assessed valuation is \$72,392,114. Since 1974/75, its assessed valuation has increased at an average annual rate of 10.85 percent. Although the service area's total assessed valuation has been increasing over the four-year period shown, in 1976/77 the table shows decreases in its unsecured valuation and state reimbursed exemptions from the prior year. These decreases were primarily due to the relocation of Western Electric Company, a manufacturer of telephone equipment, from Dublin to the East Coast.

TAX RATES AND LIMITATION

In 1972 and 1973, the California legislature passed legislation restricting increases in property tax rates. This legislation generally limits the tax rate to that levied in 1971/72, except where enabling legislation sets a specific rate limitation. Unless authorized by a majority of the voters, tax revenue increases above the 1971/72 level are generally limited to that required to reflect growth in population and the California Price Index. Further increases are permitted to offset certain pension commitments and state mandated costs. Tax rate levies for general obligation bonds are not restricted, but such bonds require approval by two-thirds of all persons voting.

The following table shows a five-year history of the county general tax rate and CSA L-1973-1's tax rates, and an estimate of the county service area's 1978/79 tax

rate. The county's 1977/78 tax rate is \$3.07 per \$100 of assessed valuation. The county's maximum allowable tax rate in accordance with California law is \$3.1427 per \$100 of assessed valuation, according to the Office of the Auditor-Controller.

CSA L-1973-1's 1977/78 tax rate is \$0.261 per \$100 of assessed valuation. This rate includes the \$0.25 tax for financing the proposed library, which is the maximum allowable rate, and an \$0.011 tax to pay for lease rentals for the existing library. Except for 1974/75, county policy has been to levy the full \$0.25 tax with the purpose of paying the costs of site acquisition, design, utilities, and on-site preparation from current revenues, thus minimizing the amount of bonds required to finance the remaining project costs.

Beginning in 1978/79, the county intends to use only CSA L-1973-1's tax revenues to meet its rental payments to the Alameda County/Dublin Library Corporation. The county service area's tax rates are expected to be reduced to an amount sufficient to pay for bond service on the Series of 1978 Bonds. Assuming that CSA L-1973-1's assessed valuation grows by 10 percent, the required tax rate to raise the project tax levy of \$94,500 would be about \$0.12 per \$100 of assessed valuation. Tax rates in subsequent years would normally decline as assessed valuation rises, unless: (1) the county chooses to apply surpluses to maintain a level tax rate, or (2) assessment practices change.

ALAMEDA COUNTY GENERAL FUND, CSA L-1973-1
TAX RATES^①

Fiscal Year	Alameda County General Fund	CSA L-1973-1
1973/74	\$2.90	\$ —
1974/75	3.03	.238
1975/76	3.10	.250
1976/77	3.11	.261
1977/78	3.07	.261
1978/79 ^②	n.a.	.120

^① Per \$100 of assessed valuation.
^② The tax rate estimated for 1978/79 assumes a 6% average interest rate on the bonds, and that the tax rate is set in an amount to pay rentals due September 1, 1979 and March 1, 1980, without benefit of surpluses from prior years or any tax levy for 1979/80. The actual tax rate may be more if bond bids exceed the assumed interest rate, and less if the county chooses to apply surpluses or defer part of the tax levy.

PROPERTY TAX LIMITATION INITIATIVE

Efforts to limit property taxes are underway both in the California Legislature and through the initiative process. Among measures being considered by the legislature are bills to limit increases in spending by local government, increase the homeowners' exemption, shift welfare and related costs further to the state, raise state income taxes to enable the state to refund part of the

local property tax under various formulas, or enact a combination of these measures. In addition, an initiative constitutional amendment to the California Constitution will be submitted to the voters at the June 6, 1978 state-wide election.

The office of the Attorney General of the State of California has provided the following summary of the initiative:

“PROPERTY TAX LIMITATION. INITIATIVE CONSTITUTIONAL AMENDMENT. Limits ad valorem taxes on real property to 1 percent of value except to pay indebtedness previously approved by voters. Establishes 1975/76 assessed valuation as base value of property for tax purposes. Limits annual increases in value. Provides for reassessment after sale, transfer or construction. Requires two-thirds vote of Legislature to enact any change in state taxes designed to increase revenues. Prohibits imposition by state of new ad valorem, sales, or transaction taxes on real property. Authorizes specified local entities to impose special taxes except ad valorem, sales and transaction taxes on real property. Financial Impact: Would result in the loss of local tax revenues of \$7 billion to \$8 billion annually and a reduction in state costs of about \$700 million in 1978/79 and \$800 million annually thereafter.”

If approved by the voters, the initiative constitutional amendment would have a significant adverse impact on the financial condition of Alameda County, in that property tax revenue, which is to provide the primary source

of funds for the payment of rent under the facility lease, would be substantially reduced. The County Administrator estimates that passage of the initiative would require the county to terminate all services not mandated by law, including library services. However, even if all non-mandated programs were terminated, the county would still require more revenues than its estimated share from property taxes.

The Alameda County/Dublin Library Corporation and the county cannot predict whether this initiative constitutional amendment will be approved by the voters of the state, or, if approved, whether the validity of the initiative will be challenged in the courts, or, if so challenged, whether the initiative will be upheld, in whole or in part. Also, the county is unable to make any predictions as to whether additional sources of money would be made available by the California Legislature if the initiative is approved and results in a reduction in property tax revenues available to counties, including Alameda County.

REPRESENTATIVE TAX RATES

There are five tax code areas within CSA L-1973-1. Tax code area 72-004 is the largest in terms of assessed valuation, accounting for 88.5 percent of CSA L-1973-1's assessed valuation. The 1977/78 total tax rate and its major components for tax code area 72-004 are shown in the accompanying table. The total tax rate, \$13.397 per \$100 of assessed valuation, is levied in three other tax code areas within the county service area. The fifth tax code area has a total tax rate of \$12.778 per \$100 of assessed valuation.

LARGEST TAXPAYERS

The following table shows the ten largest taxpayers in CSA L-1973-1.

**CSA L-1973-1, TAX CODE AREA 72-004
TOTAL 1977/78 TAX RATES**

	Tax Rate per \$100 of Assessed Valuation
All Property	
Alameda County	\$ 3.070
Schools	7.303
County Library	0.238
Library special	0.012
Bay Area Rapid Transit District.....	0.431
East Bay Regional Park District.....	0.207
Valley Community Services District.....	1.555
County Service Area L-1973-1.....	0.261
Miscellaneous	0.320
Total	\$13.397
Land and Improvements Only	
Flood Zone 7 Bonds.....	\$ 0.060
Land Only	
Alameda County Resource Conservation District..	\$ 0.008

Source: Alameda County Auditor-Controller.

**COUNTY SERVICE AREA L-1973-1
TEN LARGEST TAXPAYERS, 1977/78**

	Secured Tax Charge
Baydale Inc.	\$ 230,575.04
Bank of America NT & SA.....	186,848.06
B. F. Saul Real Estate Investment Trust.....	121,420.00
Pacific Telephone and Telegraph Co.....	116,205.88
Regional Street Joint Venture.....	81,746.52
Pacific Gas and Electric Company.....	81,209.92
Boise Cascade Corporation.....	74,114.38
Hexcel Products Inc.....	72,266.16
Emanuel M. and Toby Hackel.....	65,973.06
Village Square Shopping Center Limited....	58,070.56
Total	\$1,088,429.58

Source: Alameda County Auditor-Controller.

**ALAMEDA COUNTY, GENERAL AND SPECIAL REVENUE FUNDS
TAX LEVIES AND DELINQUENCIES, 1973-1977**

Fiscal Year Ending June 30	Total Tax Levy	Current Tax Collections	Percent of Levy Collected	Outstanding Delinquent Taxes	Outstanding Delinquent Taxes as Percent of Current Levy
1977.....	\$548,729,277.77	\$537,368,019.21	97.9%	\$11,361,258.56	2.1%
1976.....	493,360,102.32	482,030,507.55	97.7	11,329,594.77	2.3
1975.....	445,592,265.40	433,595,577.82	97.3	11,996,687.58	2.7
1974.....	404,982,580.81	396,040,309.97	97.8	8,942,270.84	2.2
1973.....	413,845,378.70	405,021,948.31	97.9	8,823,430.39	2.1

Source: Alameda County Annual Financial Report; Auditor-Controller.

TAX COLLECTIONS AND DELINQUENCIES

In accordance with California law, the Alameda County tax collector collects secured tax levies for the fiscal period July 1 to June 30 each year. One-half of the tax levy is due November 1, and becomes delinquent December 10 at a penalty of six percent. The other half of the tax levy is due February 1, and if taxes are not paid by April 10, a six percent penalty is added. After the second half of taxes on property is delinquent, a charge of \$3.00 for preparing the list of delinquent parcels is also attached to each delinquent tax item.

A five-year history of tax collections and delinquencies for all county and special district funds is shown in the above table. In the past five years, the county delinquency rate has ranged from 2 to 2.7 percent, and has averaged 2.3 percent.

The accompanying table shows CSA L-1973-1's history of secured tax levies and delinquencies since its first tax levy in 1974/75.

**COUNTY SERVICE AREA L-1973-1
SECURED TAX LEVIES AND DELINQUENCIES**

Fiscal Year	Secured Tax Levy	Amount Delinquent	Percent Delinquent
1974/75.....	\$ 92,579.14	\$1,811.41	1.96%
1975/76.....	106,496.34	2,015.61	1.89
1976/77.....	129,959.56	3,494.65	2.68

Source: Alameda County Auditor-Controller.

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OUTSTANDING DEBT

The county has no outstanding general obligation indebtedness.

The county has lease purchase agreements with the Alameda County Employees' Retirement Association, the Surplus Property Authority, and the Oakland-Alameda County Coliseum, Inc. The following table lists the base rents which the county is obligated to pay under its lease agreements. In addition to the base rents, the county

**ALAMEDA COUNTY
LEASE PURCHASE AGREEMENTS**

Property	Lessor	Lease Commence- ment	Terms in Years		Base Annual Rental
			Mini- mum	Maxi- mum	
Administration building	Alameda County Employees' Retirement Assn.	August 1964	18	22	\$ 420,000
Welfare building	Alameda County Employees' Retirement Assn.	August 1964	22	35	150,000
Probation Center building.....	Alameda County Employees' Retirement Assn.	October 1966	22	35	171,540
Santa Rita Rehabilitation Center...	Surplus Property Authority	—	Lease to terminate June 11, 1979.		740,252
Oakland Coliseum Complex.....	Oakland-Alameda County Coliseum, Inc.	1964	40-year lease ending in 2004.		750,000
Total					\$2,231,792

Source: Alameda County Annual Financial Report.

ALAMEDA COUNTY EMPLOYEES' RETIREMENT ASSOCIATION ALAMEDA COUNTY CONTRIBUTIONS

Calendar Year	Active Members*	Percentage Change	County Contributions	Percentage Change
1972.....	8,355	—	\$ 8,639,119	—
1973.....	8,472	1.4%	8,926,196	3.3%
1974.....	8,832	4.2	9,656,492	8.2
1975.....	9,394	6.4	11,840,587	22.6
1976.....	9,570	1.9	12,287,112	3.8

* As of December 31.

Source: Alameda County Employees' Retirement Association.

is also obligated to pay for insurance premiums, ad valorem taxes, and any special assessments incurred with respect to properties leased from the retirement association.

The county and the City of Oakland each have a 50 percent interest in a lease agreement with the Oakland-Alameda County Coliseum, Inc. Under the agreement, the city and county are each obligated to make annual rental payments of \$750,000 to the corporation. However, when the corporation accumulates enough money to meet a year's budget, both city and county are to each receive 50 percent of the corporation's net operating income.

PENSION OBLIGATIONS

The Alameda County Employees' Retirement Association is a retirement system that covers nearly all employees. The system operates under Benefit Plan No. 31676.12 of the California Employees' Retirement Law of 1937. Currently, the retirement system includes 9,251 active members, 428 deferred members, and 2,538 retirees and beneficiaries. The retirement system is funded by contributions from both the county and the employees. The county contributes 12.2 percent, and the employees contribute 7.2 percent of salary. The accompanying table shows the county's contributions to the retirement system for the past five years.

Coates, Heruth, and England, Actuaries and Consultants, prepared an actuarial analysis and valuation of the Alameda County Employees' Retirement Association as of December 31, 1976. The actuaries concluded that the system "is being soundly funded in accordance with the provisions of the County Employees Retirement Law of 1937 and is in excellent financial condition."

LABOR RELATIONS

Alameda County has 10,000 full-time employees. Seven labor organizations represent about 7,100 of the county's full-time employees. Service Employees'

International Union (SEIU), which represents 5,500 employees, is the largest of the seven labor groups. The Alameda County Probation-Juvenile Institutions Employees' Association and the Alameda County Deputy Sheriffs' Association, each representing 500 workers, are the next largest. The other four labor groups are the Alameda County Building Trades Council, an affiliate of the AFL-CIO (400 employees), Alameda County Public Defenders' Association (100 employees); Firefighters, Local 1428 (100 employees), and Professional Engineers, Local 21 (30 employees). With the exception of SEIU and the building trades council, all labor agreements are effective July 1977 through June 1979. The county's two-year agreement with the SEIU and its one-year agreement with the building trades council expire in June 1978. The county has begun negotiations with the building trades council, but not as yet with the SEIU.

The county lost no time due to strikes during the past fiscal year.

LITIGATION

In the opinion of county counsel, neither the county nor the corporation is party to any litigation which will materially affect the completion date of the project, preclude the payment of rents by the county, or impair the ability of the corporation to service this issue of bonds.

INSURANCE

Alameda County's insurance coverage includes property loss (\$40 million/loss) and comprehensive general and automobile liability (\$10 million/occurrence), both subject to self-insurance of \$500,000 per occurrence. The self-insurance program is funded by annual appropriations to a general fund reserve. The county also carries additional property loss policies on specific buildings and equipment as required by financing arrangements, such as the Indenture, or the inability of special funds to absorb the full \$500,000 retention.

Additional insurance includes coverage against crime on money and securities (\$12 million), honesty coverage on all employees (\$250,000/loss), individual faithful performance bonds required by the Government Code, insurance against depositors' forgery (\$100,000), and boiler and machinery (\$500,000/accident).

The county's two hospitals and detention facilities are insured for medical professional liability (\$10 million/claim, \$1,000 deductible). Other medical and health care services are completely self-insured. The county is also fully self-insured for workers' compensation liability and automobile physical damage.

DIRECT AND OVERLAPPING DEBT

The accompanying table shows the direct and overlapping debt of Alameda County.

ALAMEDA COUNTY
STATEMENT OF DIRECT AND OVERLAPPING BONDED DEBT

	Applicable March 21, 1978	
	Percent	Amount
Alameda County/Dublin Library Corporation.....	100.	\$ 1,075,000 ^①
Oakland-Alameda County Coliseum.....	100.	22,330,000 ^②
San Francisco BART.....	41.830	302,336,782
San Francisco BART, Special Service District No. 1.....	100.	9,960,000
A-C Transit, Special District No. 1.....	82.640	3,016,360
East Bay M.U.D.	61.872	84,476,935
East Bay M.U.D., Special District No. 1.....	93.274	21,611,585
Peralta Community College District.....	94.409	33,449,108
Other community college districts.....	Various	17,533,740
Fremont Unified School District.....	100.	11,824,662
Livermore Valley Joint Unified School District.....	99.505-99.511	15,593,607
New Haven Unified School District.....	100.	11,725,233
Oakland Unified School District.....	100.	49,480,000
Other unified school districts.....	Various	30,772,613
High school districts.....	Various	7,734,789
School districts	Various	6,432,748
County flood control and water conservation districts.....	100.	18,549,000
Sanitary districts	100.	10,477,400
County water districts.....	100.	11,650,000
Other special districts.....	Various	13,379,357
City of Hayward	100.	12,745,000
City of Oakland.....	100.	9,990,000
Other cities	100.	11,456,000
1915 Act Bonds.....	100.	29,095,483
Total Gross Direct and Overlapping Bonded Debt.....		\$746,695,402
Less: East Bay M.U.D. (100% self-supporting).....		\$ 84,476,935
East Bay M.U.D., Special District No. 1 (30% self-supporting).....		6,483,476
Alameda County Water District, Improvement Districts (100% self-supporting).....		9,305,000
Various city self-supporting bonds (Hayward, Oakland and Pleasanton).....		3,729,815
Total Net Direct and Overlapping Bonded Debt.....		\$642,700,176

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	Ratio to		
	1977/78 Assessed Valuation (\$5,243,596,266) ^③	Estimated Market Value (\$21,667,753,000) ^④	Population (\$1,092,800) ^⑤
Direct debt (\$1,075,000).....	0.02%	0.005%	\$ 0.98
Gross total debt (\$746,695,402).....	14.24	3.45	683.29
Net total debt (\$642,700,176).....	12.26	2.97	588.12

① To be sold March 21, 1978.

② 50% to Alameda County, 50% to City of Oakland. See section entitled "Outstanding Debt" for discussion on county's obligation to the Oakland-Alameda Coliseum, Inc.

③ Total assessed valuation of \$5,287,523,254 less \$43,927,258 redevelopment tax allocation increment.

④ According to the State Board of Equalization, locally assessed property in Alameda County in 1977/78 is assessed at 24.2% of full market value; state assessed property is assessed at 25%.

⑤ Estimated by California Department of Finance, January 1977.

Source: Compiled by Bartle Wells Associates from data provided by California Municipal Statistics, Inc.



Interstate 680, which runs between southern Alameda County and Contra Costa County, and Interstate 580, which connects Alameda County to Interstate 5 and Stockton, intersect at Dublin.

DUBLIN

LOCATION

Dublin, an unincorporated community, covers about three square miles in the Livermore-Amador Valley in east-central Alameda County. Located at the intersection of Interstate 580 and Interstate 680, the community is about 35 miles east of San Francisco and about 20 miles east of Oakland.

POPULATION

According to a special census conducted by the Alameda County Planning Department in May 1976, the population in Dublin at that time was 14,244. There

DUBLIN AREA POPULATION CHARACTERISTICS

Year	Population	Number of Households	Median Family Income	Number of Housing Units	Median Home Value
1970 ^①	13,641	3,364	\$12,782 ^②	3,505	\$25,400 ^③
1976	14,244	3,870	18,217 ^④	4,040	n.a.

① U. S. Census.

② 1969 income.

③ Owner-occupied units only.

④ Dublin Chamber of Commerce; average family income in 1975.

Source: U. S. Census, Alameda County Planning Department.

DUBLIN AREA
MEDIAN FAMILY INCOME BY CENSUS TRACT, 1976

Census Tract	Number of Households	Median Family Income
45-02.....	156	\$ 6,000
45-03.....	1,162	19,290
45-04.....	1,849	16,440
45-05.....	693	21,750

Source: Alameda County Planning Department.

were 3,870 households in the community. Average family income in the community, according to the Dublin Chamber of Commerce, was \$18,217 in 1976. The tables above and on page 26 provide additional data on Dublin's population characteristics based on the 1970 U.S. Census and the county's 1976 special census. The census tracts used in both the 1970 U.S. Census and the 1976 special census are the same.

EMPLOYMENT

The accompanying table shows annual average employment by industry in Alameda County from 1974 through 1976. Employment data by industry for the community of Dublin alone are not available. Government (26.2 percent), services (17.7 percent), and retail trade (16.2 percent) are the county's three largest employment sectors.

The following table shows the California Employment Development Department's unemployment rate estimates for the county for the past three years, together with the actual rates for the San Francisco-Oakland

ALAMEDA COUNTY
NONAGRICULTURAL EMPLOYMENT BY INDUSTRY

	1974	1975	1976
Mining and construction.....	20,500	18,700	17,900
Manufacturing			
Durable goods	54,100	47,400	48,100
Nondurable goods	31,200	29,900	30,600
Transportation, communications, and utilities	31,600	29,300	29,100
Trade			
Wholesale	27,100	27,000	27,200
Retail	67,800	68,300	71,200
Finance, insurance, and real estate	21,500	21,600	22,300
Services	72,400	74,600	77,600
Government	108,400	112,500	115,000
Total	434,600	429,300	439,000

Source: California Employment Development Department.

ALAMEDA COUNTY, SAN FRANCISCO-OAKLAND SMSA, CALIFORNIA
ANNUAL AVERAGE UNEMPLOYMENT RATES

	1974	1975	1976	November 1977 ^①
Alameda County ^② ...	8.6%	12.3%	11.6%	8.6%
SMSA	7.6	10.9	10.3	8.0
California	7.3	9.9	9.2	8.6

^① Seasonally adjusted rate.

^② Estimates.

Source: California Employment Development Department.

DUBLIN AREA
MAJOR EMPLOYERS

Employers	Service/Products	Employment
Amfac-Liberty House/Rhodes	Administrative headquarters/distribution center.....	250
Transamerica Title Insurance Company.....	Title and escrow services.....	200
Robert Parker Research, Inc.....	Thermometers	150
Hexcel Corporation	Engineered materials for aircraft, modular housing, sailboats, etc.	150
Mervyn's	Retail sales	150
Rhodes	Retail sales	125
Payless	Retail sales	100
Multi-Sonics	Traffic signals	100
Foremost Research and Development.....	Technical support to Foremost Foods.....	65
Howard Johnson's Motor Lodge.....	Motel	60
Nuclear Specialists	Electronics subassembly; precision sheet metal fabrication.....	50

Source: Dublin Chamber of Commerce.

Standard Metropolitan Statistical Area (SMSA), in which it is included, and the State of California. The unemployment estimates for the county are based on a formula using 1970 U.S. Census employment data and current unemployment rates for the SMSA. The estimates are used for administrative purposes only, and are not comparable to either the SMSA's or the state's unemployment rates.

MAJOR EMPLOYERS

The largest employers in the Dublin area are listed in the table on page 27. Amfac-Liberty House/Rhodes, which has its administrative headquarters and a distribution center in Dublin, is the community's largest employer. The firm has about 250 employees. The Transamerica Title Insurance Company is the next largest with 200 employees, followed by Robert Parker Research, Inc., a manufacturer of digital thermometers, which employs 150 employees.

Within the county as a whole, Pacific Telephone (5,800-6,300 employees), General Motors Corporation (5,650 employees) in Fremont, and Kaiser Industries Inc. and Affiliated Companies (5,200 employees) in Oakland are the three largest industrial employers. Among nonindustrial employers, the University of California (16,000 employees), the county government (10,000 employees), and the Oakland Unified School District are largest.

RETAIL TRADE

National name stores located in the Dublin area include K-Mart, Liberty House/Rhodes, and Payless. Retail sales data for Dublin are not available.

BUILDING ACTIVITY

Building permit data within Dublin are unavailable because the Alameda County Planning Department does not disaggregate building permit data for its unincorporated areas. However, a comparison of the 1970 U.S. Census and the county's 1976 special census indicates an increase of about 500 new housing units in Dublin area over that six-year period. According to Security Pacific Bank's Appraisal Department, home prices in Dublin in March 1975 ranged from \$35,000 to \$60,000. Construction cost inflation and a shortage of land approved for new development are expected to continue to raise home prices.

Sewer connections in Dublin, another indicator of building activity, are shown in the accompanying table. The table, which is based on records of the Dublin San Ramon Services District, shows an increase of about 225 new sewer connections between June 1973 and June 1977. About 150 of the new connections were for single family homes.

The California Regional Water Quality Control Board has prohibited new sewer connections within the district which has restricted building activity within Dublin. The

DUBLIN SAN RAMON SERVICES DISTRICT SEWER CONNECTIONS IN DUBLIN AREA

As of June	Sewer Connections			
	Residential	Commercial	Multiples	Total
1973	3,333	178	180	3,691
1974	3,413	194	180	3,787
1975	3,434	214	180	3,828
1976	3,434	225	180	3,839
1977	3,490	240	180	3,910

Source: Dublin San Ramon Services District.

district's present sewage treatment plant has reached its maximum hydraulic capacity. The district is preparing plans for expansion of its plant and expects construction to be completed in 1980. However, to comply with federal regulations regarding air quality, the district will only be able to expand capacity to accommodate a growth rate of two percent per year for the next 10 years.

TRANSPORTATION

Interstate 580, which runs between southern Alameda County and Stockton, and Interstate 680, which connects Contra Costa County and southern Alameda County, intersect at Dublin. Southern Pacific Railroad Company and Western Pacific Railroad provide rail service to the community. Truck service is available through 23 major carriers.

A municipal airport is located in Livermore. The community is also within a half-hour's driving distance of Oakland International Airport and an hour from the San Francisco International Airport.

COMMUNITY SERVICES

Utilities. Pacific Telephone Company and Pacific Gas and Electric Company provide telephone, gas, and electric services. Dublin San Ramon Services District and the Alameda County Water Conservation District provide water services. The former agency also provides sewer services to the entire community.

Medical Facilities. Dublin is within about seven miles of the Livermore Valley Memorial Hospital (112 beds). A Veteran's hospital is also located in Livermore.

Police and Fire Protection. The Alameda County Sheriff's Department and the Dublin San Ramon Services District provide police and fire protection within the community.

Education. Chabot College and California State University at Hayward are about 20 miles from Dublin. The community has seven public elementary schools, one junior high school, and one high school.

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